



VAN DORN VISION - GOALS FOR SUCCESS

City of Alexandria, Planning & Zoning

May 31st, 2008



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- **Synthesizing Your Ideas**
- **Landmark Mall issues from May 3rd Workshop**
- **Landmark Mall Access**
- **Scale Overlays**
- **New Ideas**

Van Dorn Vision Plan Boundaries



Synthesizing Your Ideas

- Importance of enhanced street grid
- Walkability
- Improved transit service, dedicated lanes, linkage between mall and Metro
- Improved access to Metro Station
- Gateway features and distinctive character
- Higher intensity of land use at northern portion of study area
- Mixed-use centers

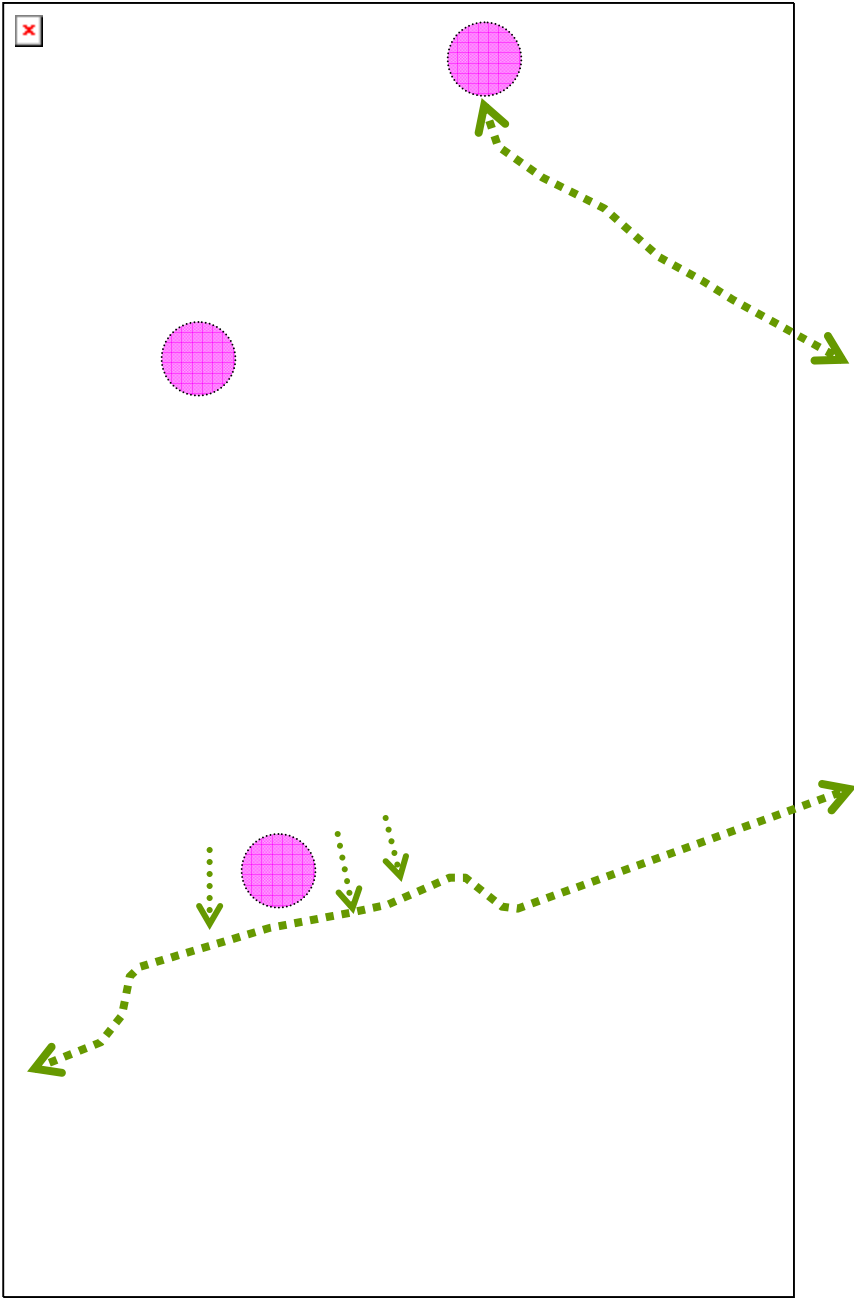
Higher intensity development

Medium intensity development

Existing residential neighborhood






Gateway

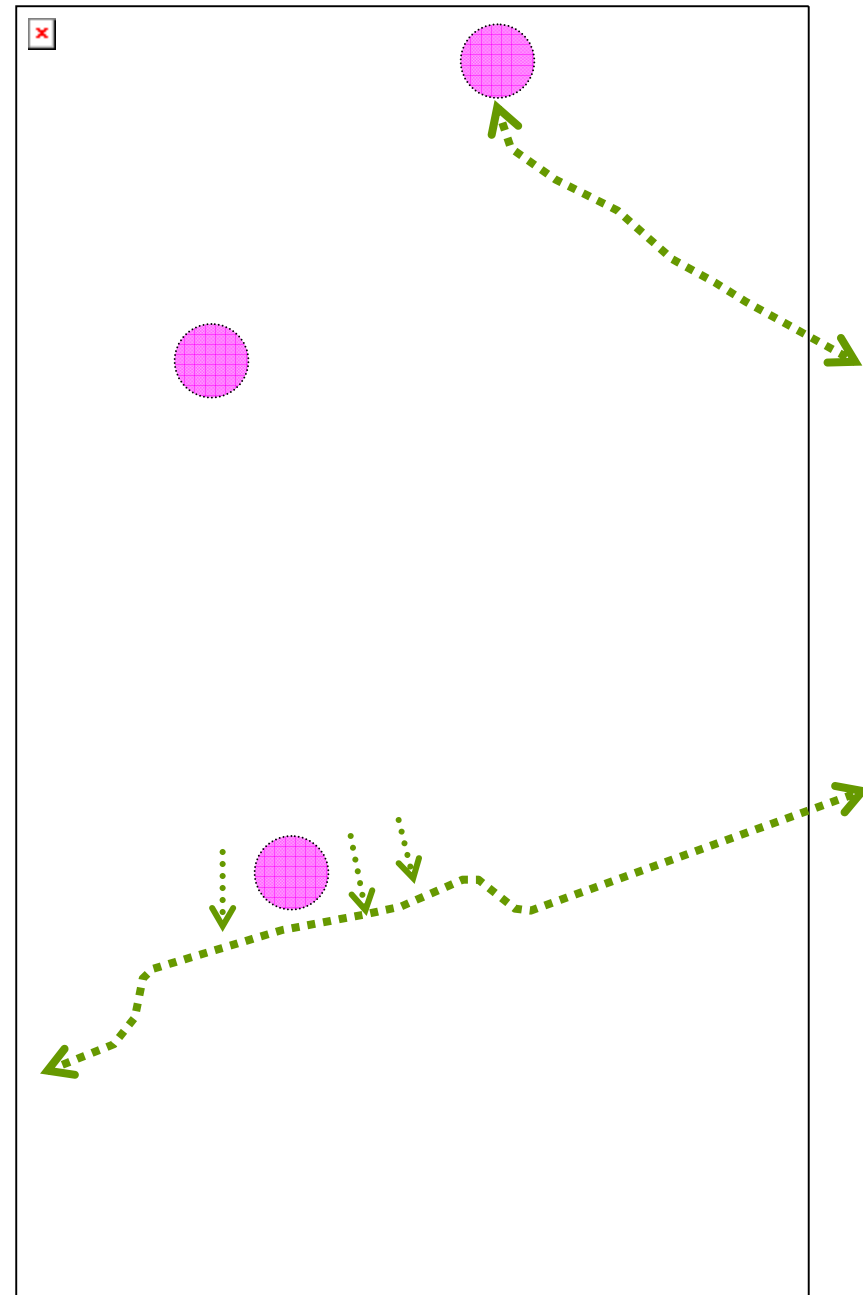
Trails



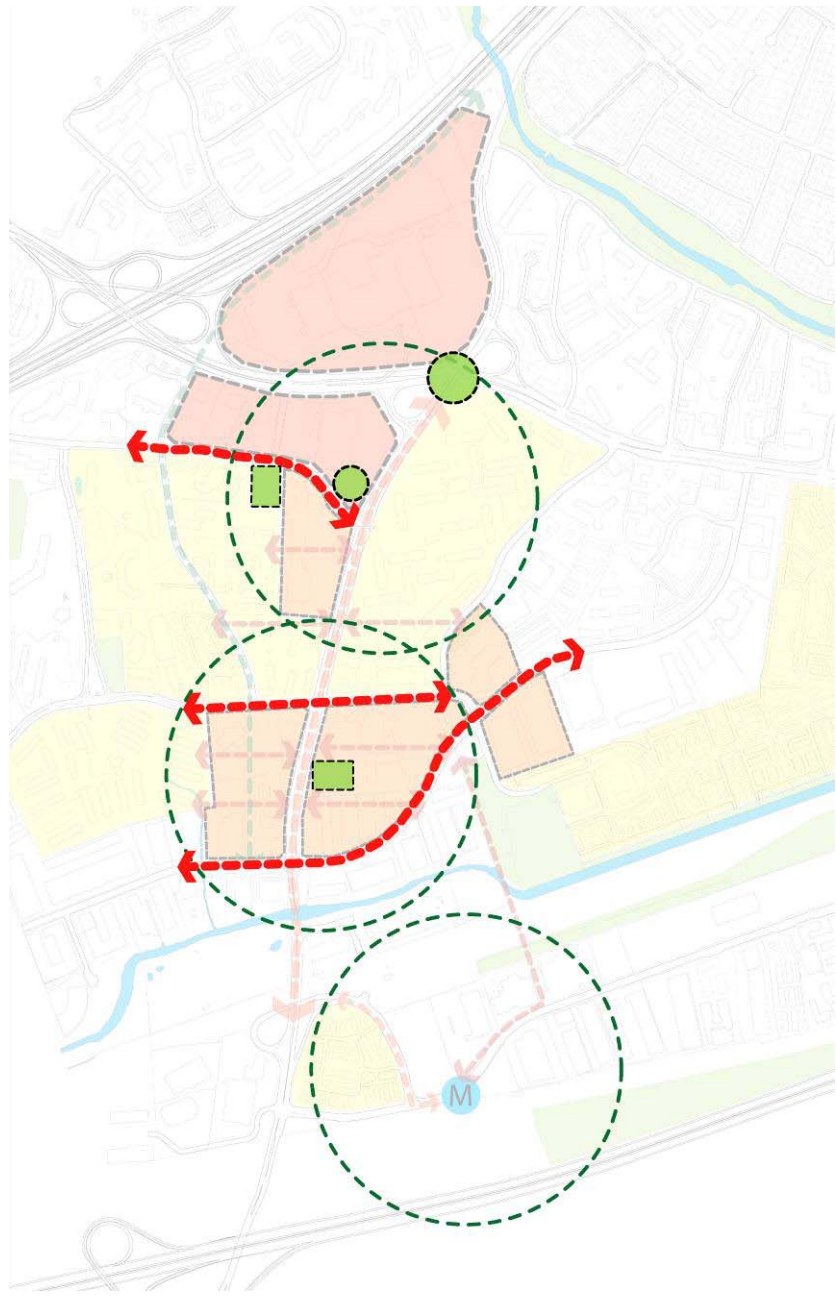
Synthesizing Your Ideas

- Activity nodes at cross streets along Van Dorn Street
- Affordable and workforce housing
- Green connections and open space
- Public art, cultural facilities, performing arts, cultural celebrations
- Importance of environmental and economic sustainability

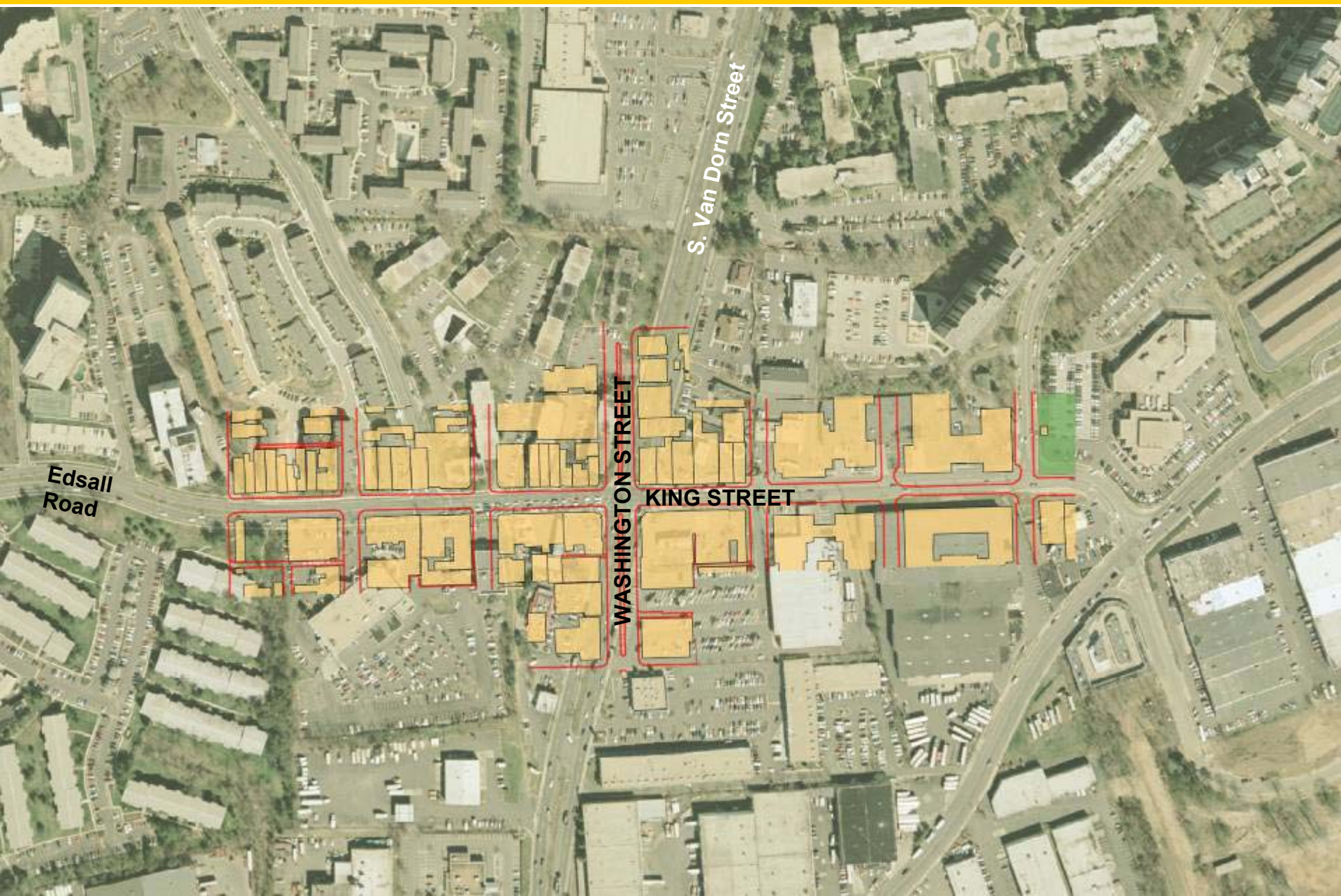
-  Higher intensity development
-  Medium intensity development
-  Existing residential neighborhood
-  Gateway
-  Trails



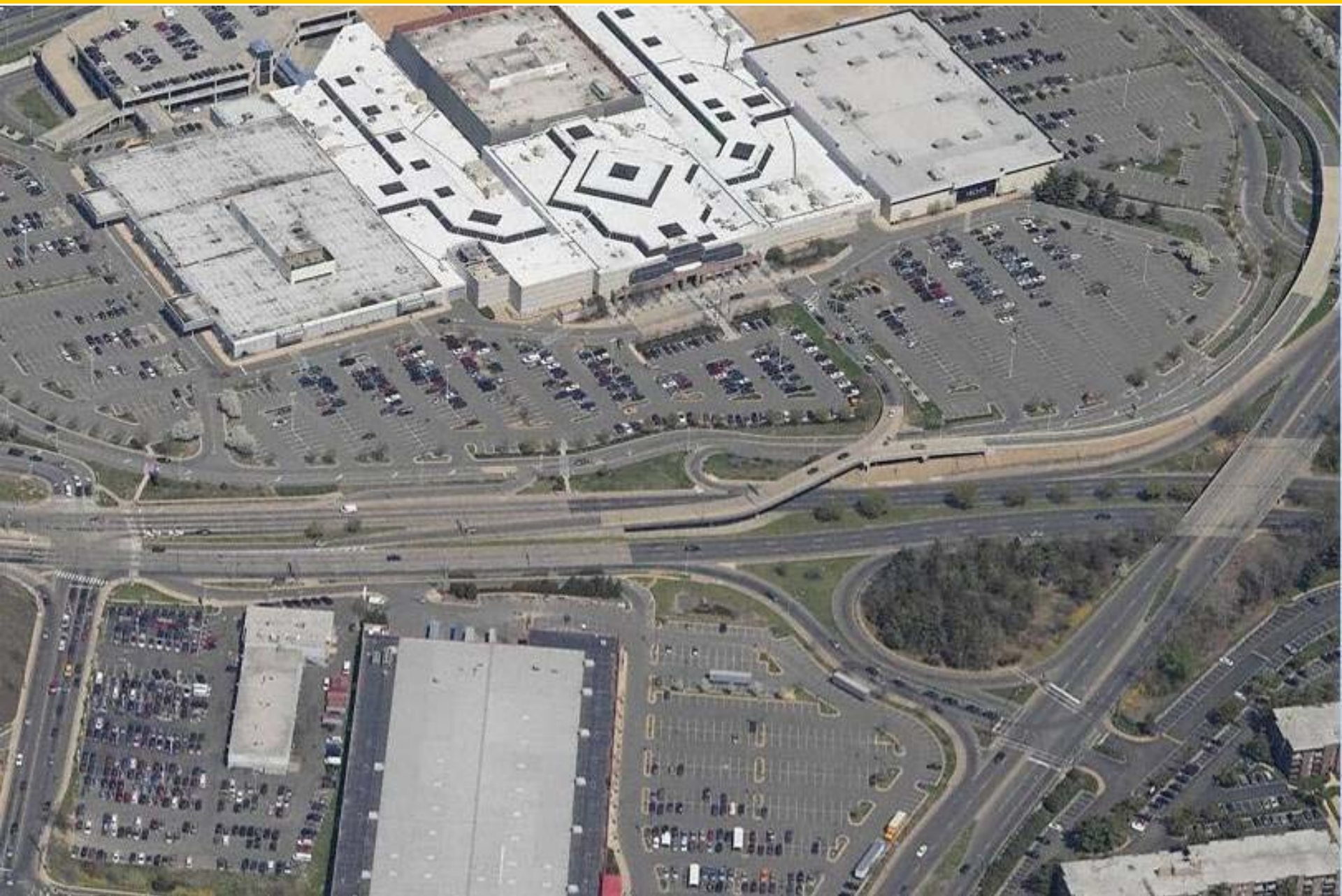
Important Cross Streets as Mixed-Use Streets



Important Cross Streets as Mixed-Use Streets



Landmark Mall



TRANSPORTATION

Improved auto, transit, bicycle, and pedestrian access

Transit center

Improved transit link to Metro Station

LAND USE

Potential for signature office development—leveraging visibility

Importance of commercial uses and fiscal sustainability

Mixed use, vibrant, 16-hour activity centers

Mix of uses and sizes of development

Importance of both regional and local retail uses

Variety of housing types and affordability

OPEN SPACE, SUSTAINIBILITY

Importance of a variety of open space, parks, and trails

Increased opportunities for seasonal and programmed activities

Providing a gateway to Alexandria

Best practices in local and regional storm-water management

Importance of environmental sustainability, LEED

CHARACTER

Variety of heights

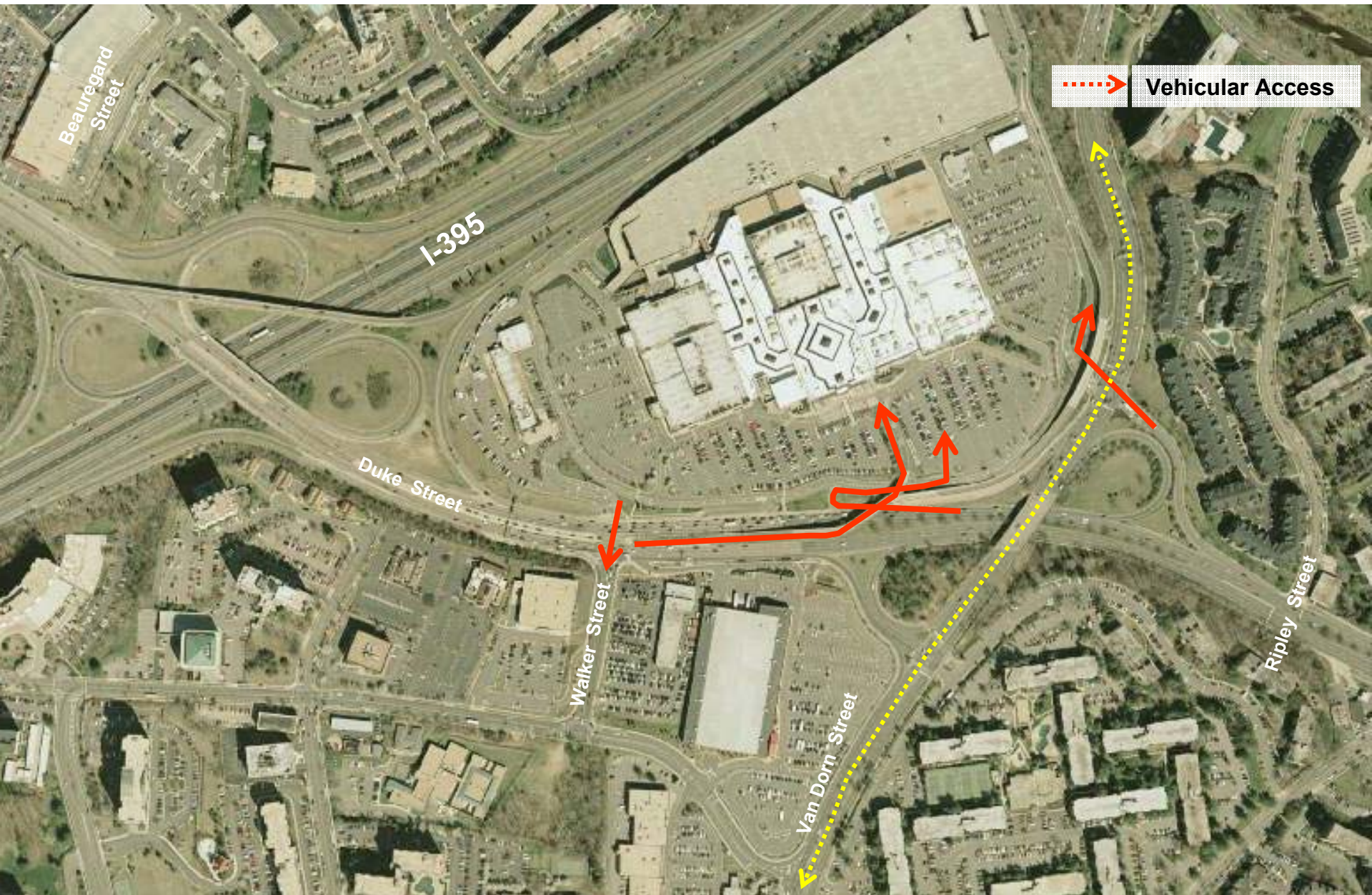
Distinctive character, great design

Public Art

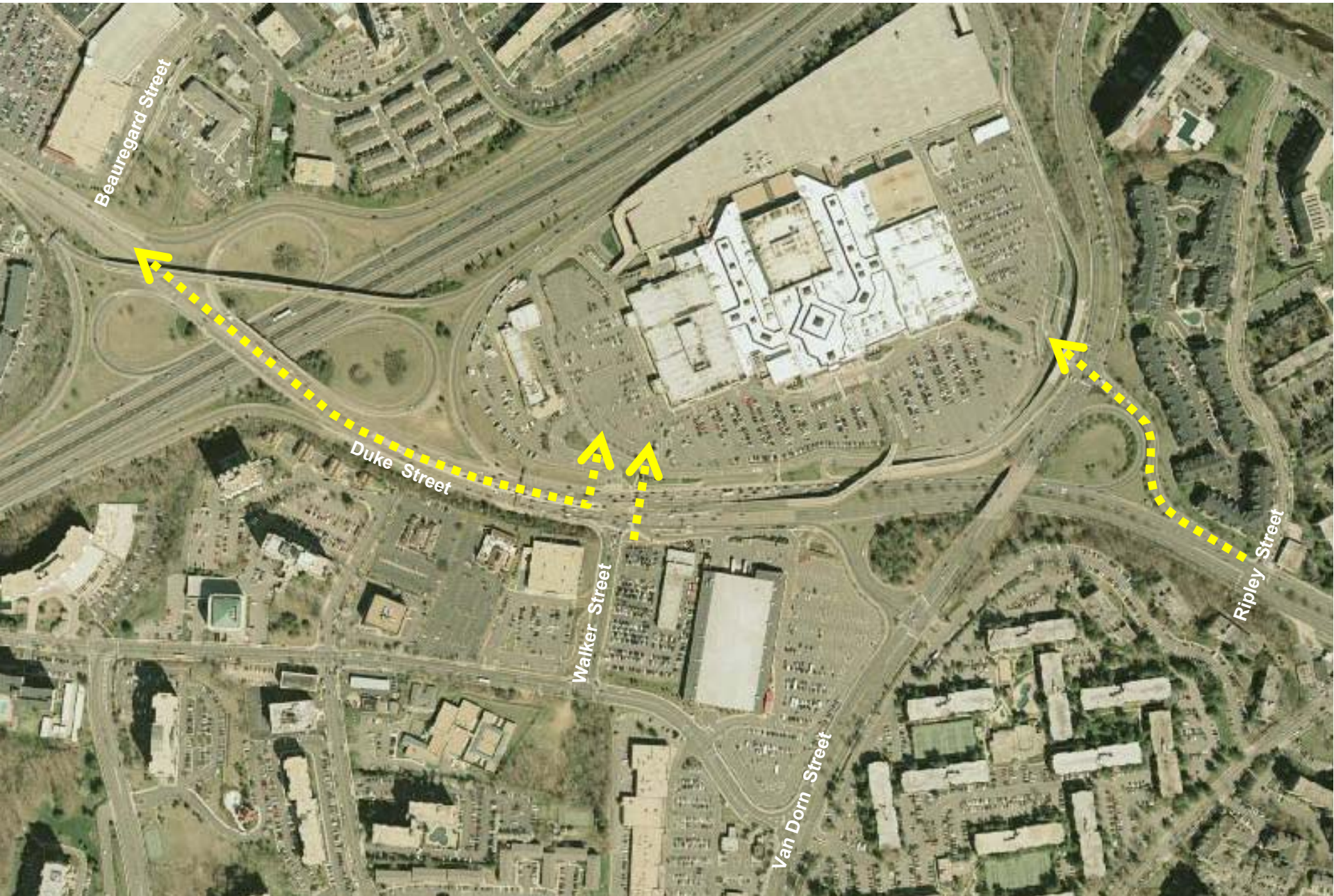
Cultural facilities integrated into development

Promoting the area's history and diversity to establish character

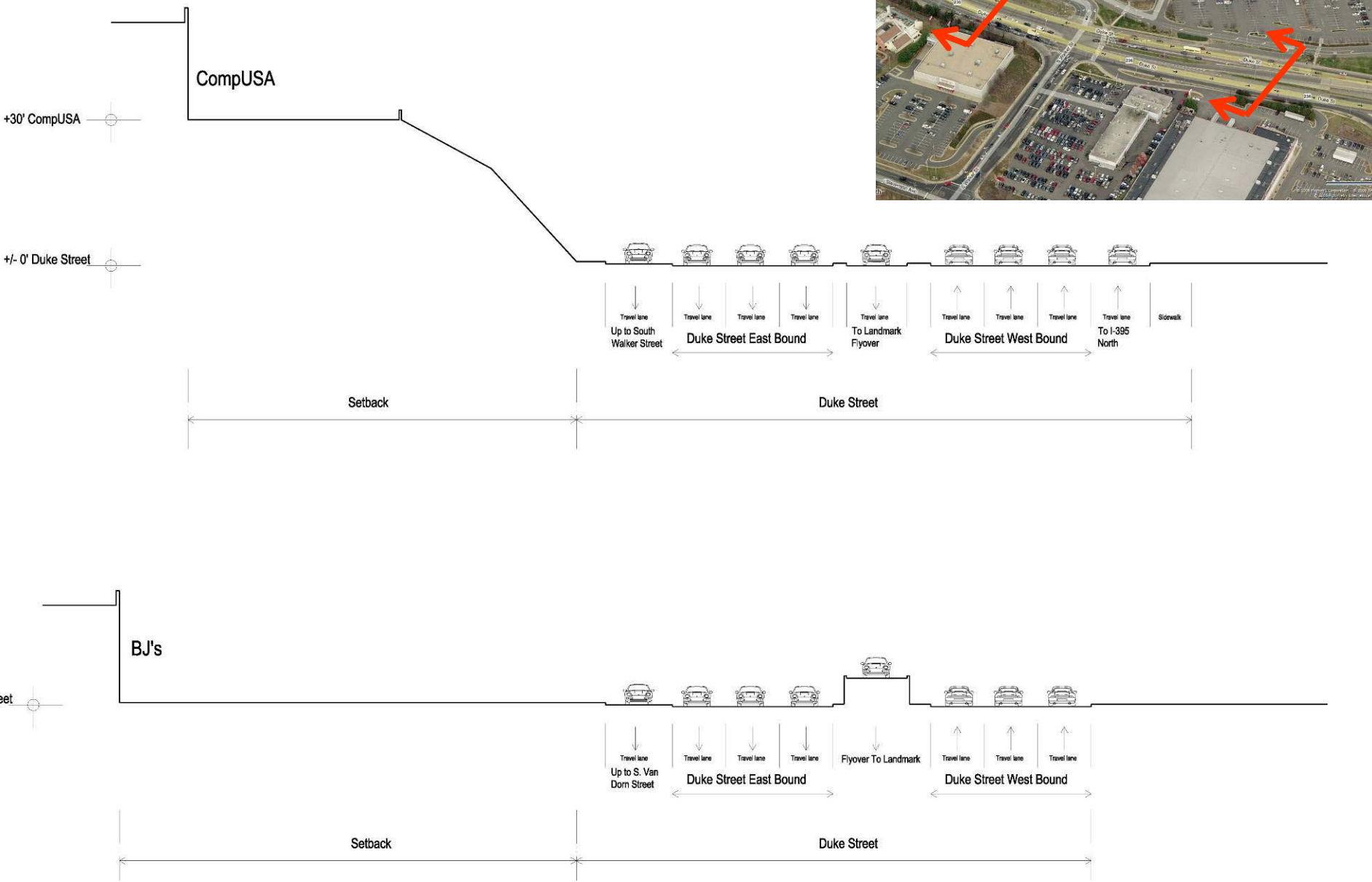
Landmark Mall – Vehicular Access Today



Landmark Mall – Pedestrian Access Today



Landmark Mall – Grade issues



Precedent – Dupont Circle as an important civic and neighborhood amenity



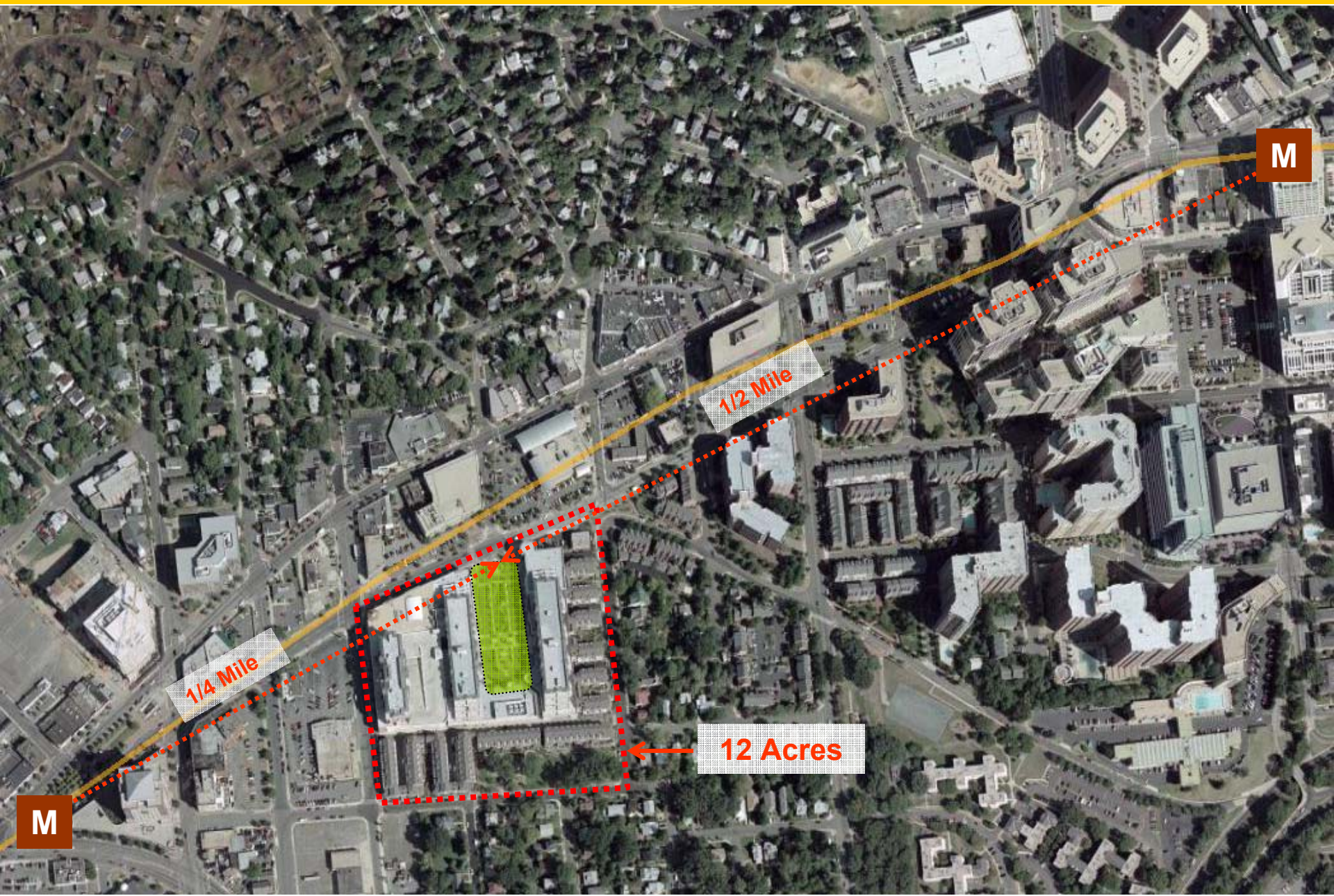
Precedent – Dupont Circle as an important civic and neighborhood amenity



Town Center Precedents –Clarendon Market Common



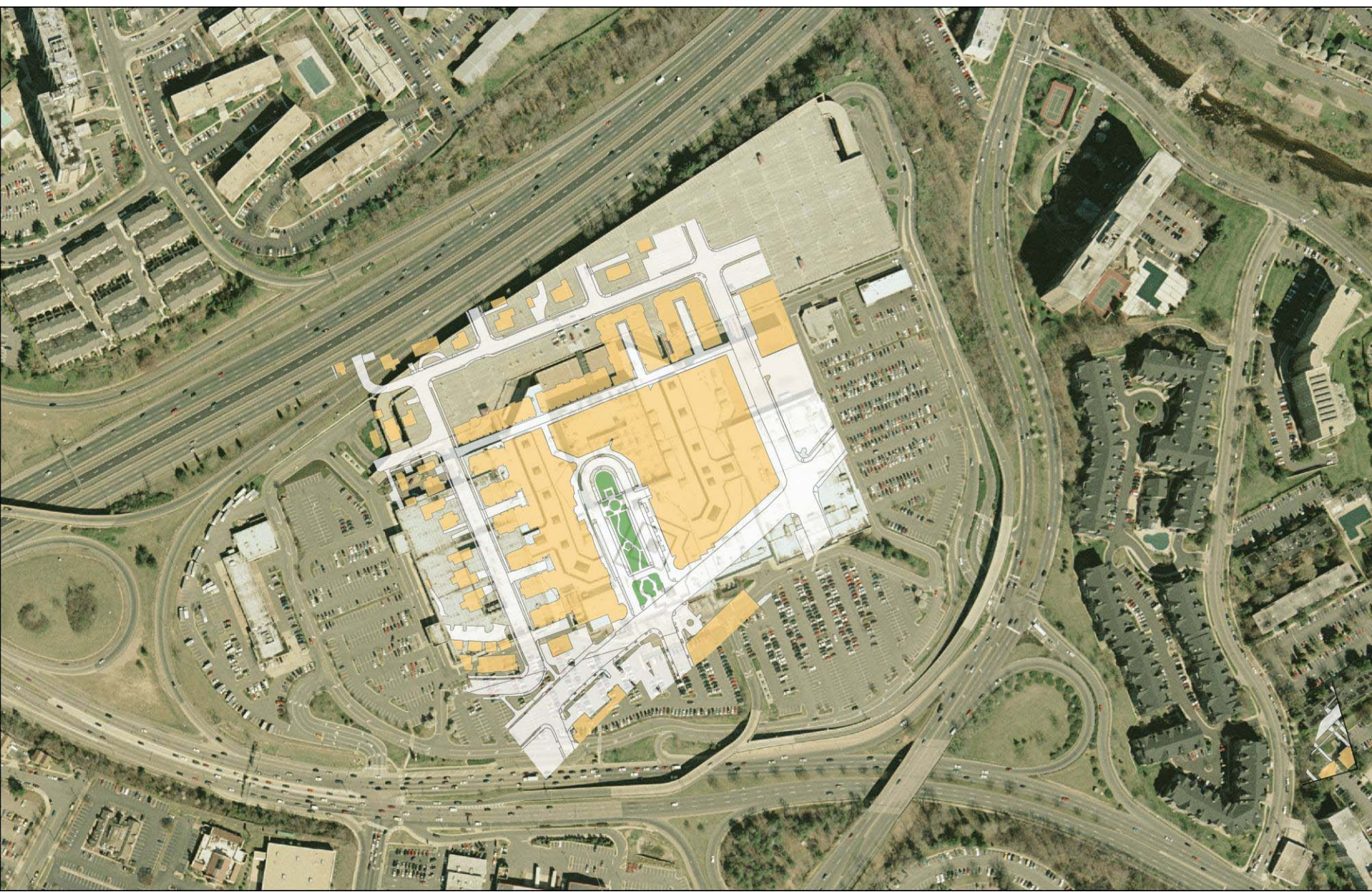
Clarendon Market Common - Transit Access



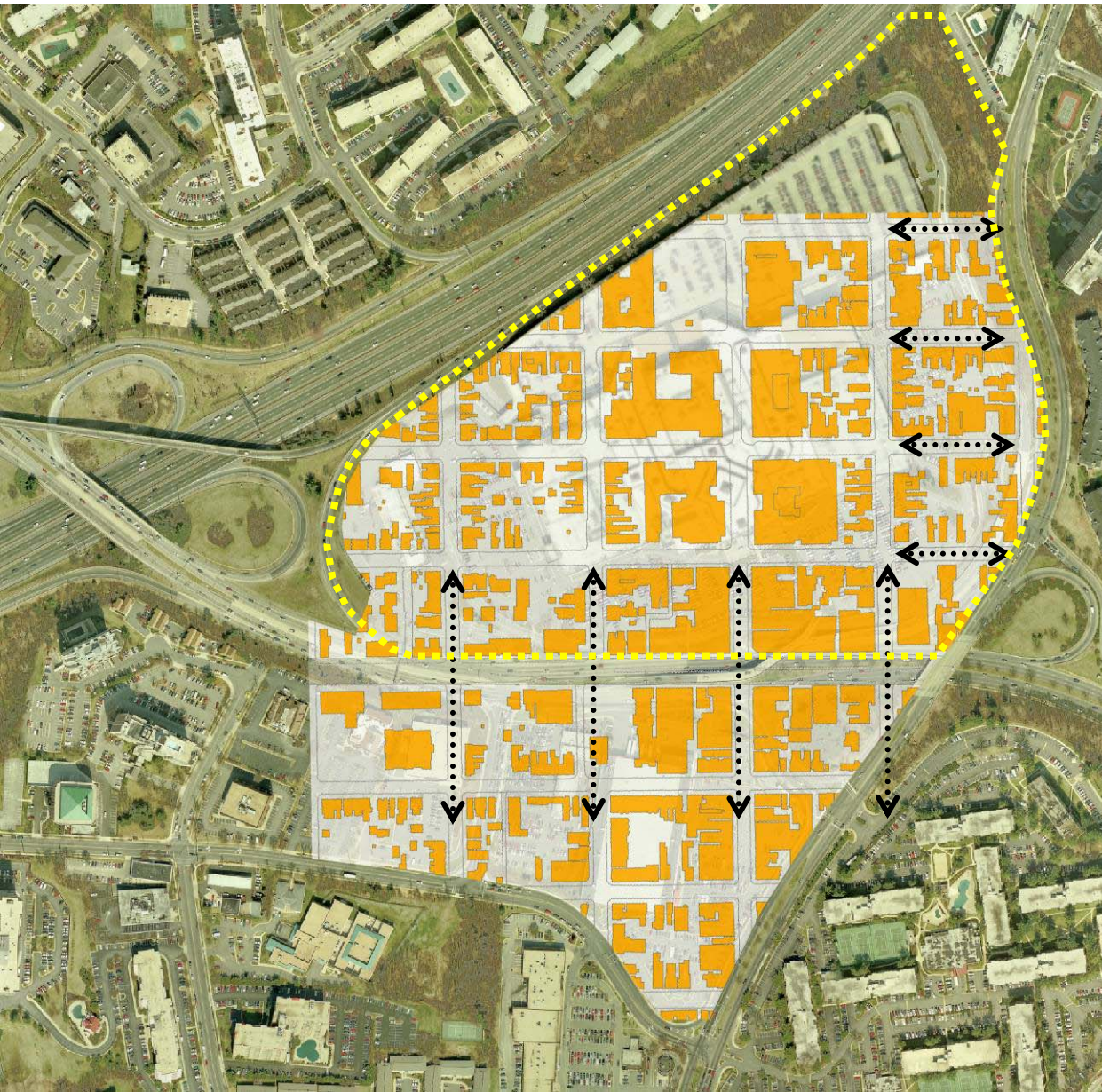
Clarendon Market Common – Well integrated with Adjoining Areas



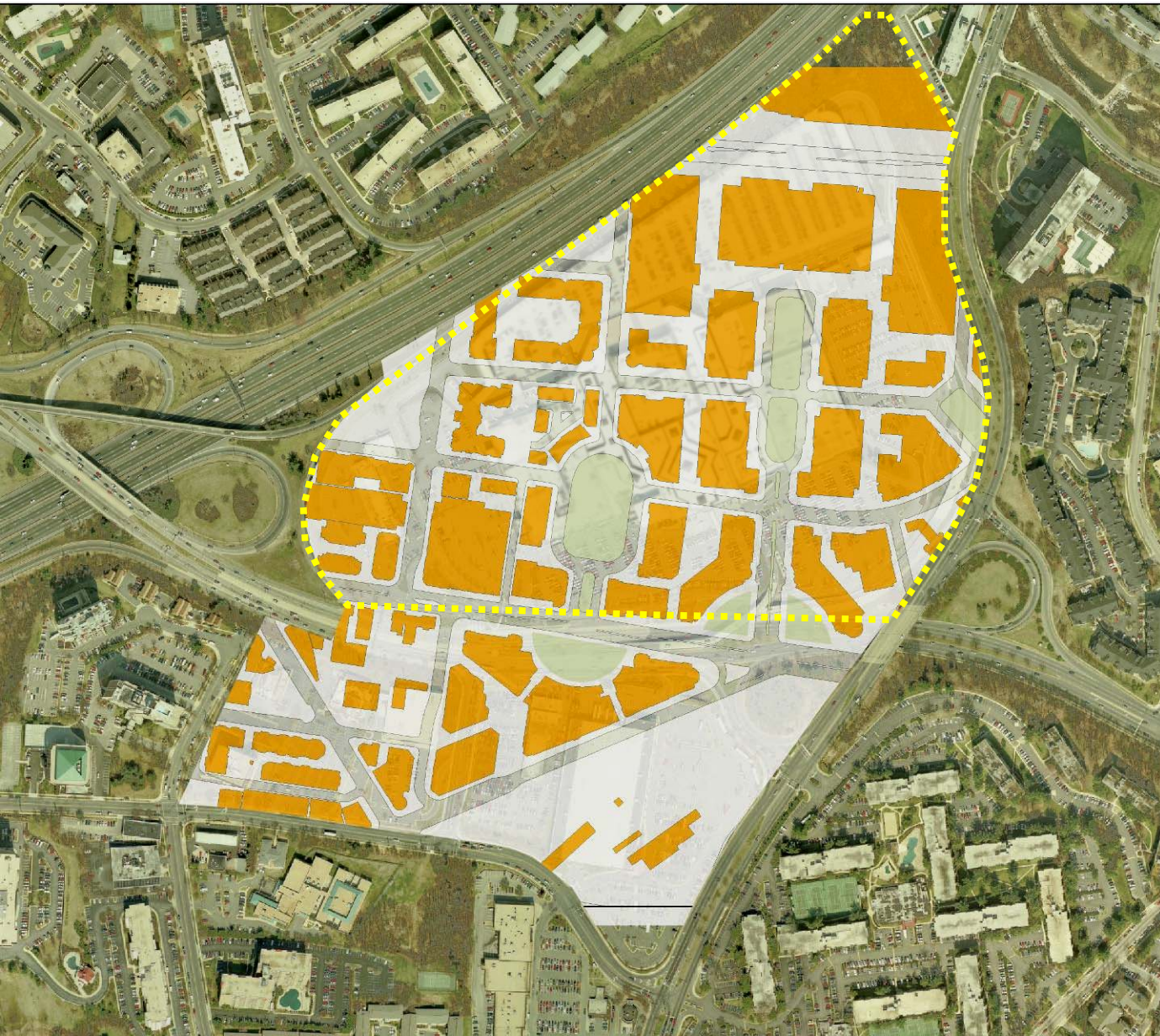
Precedent - Landmark Mall/ Clarendon Commons



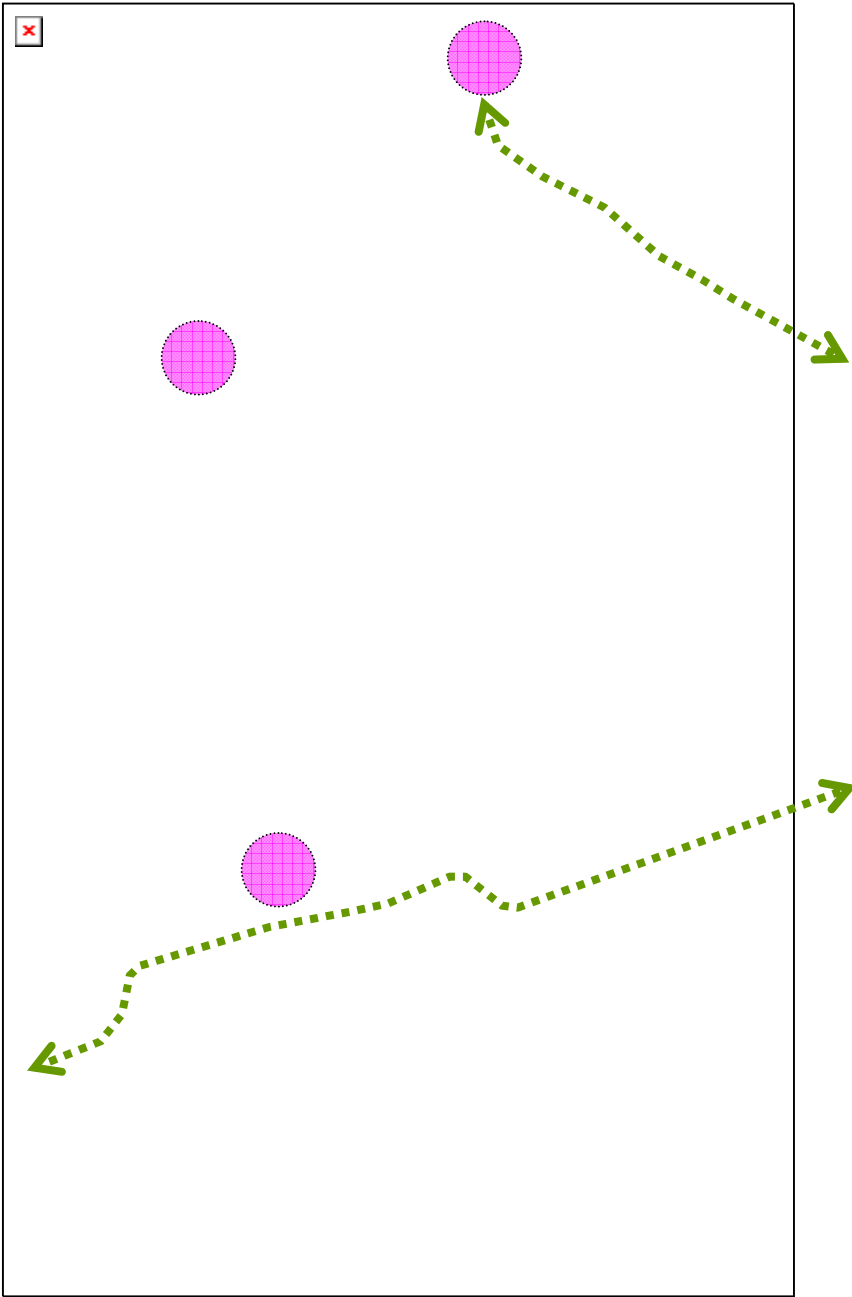
Precedent – Old Town Overlay



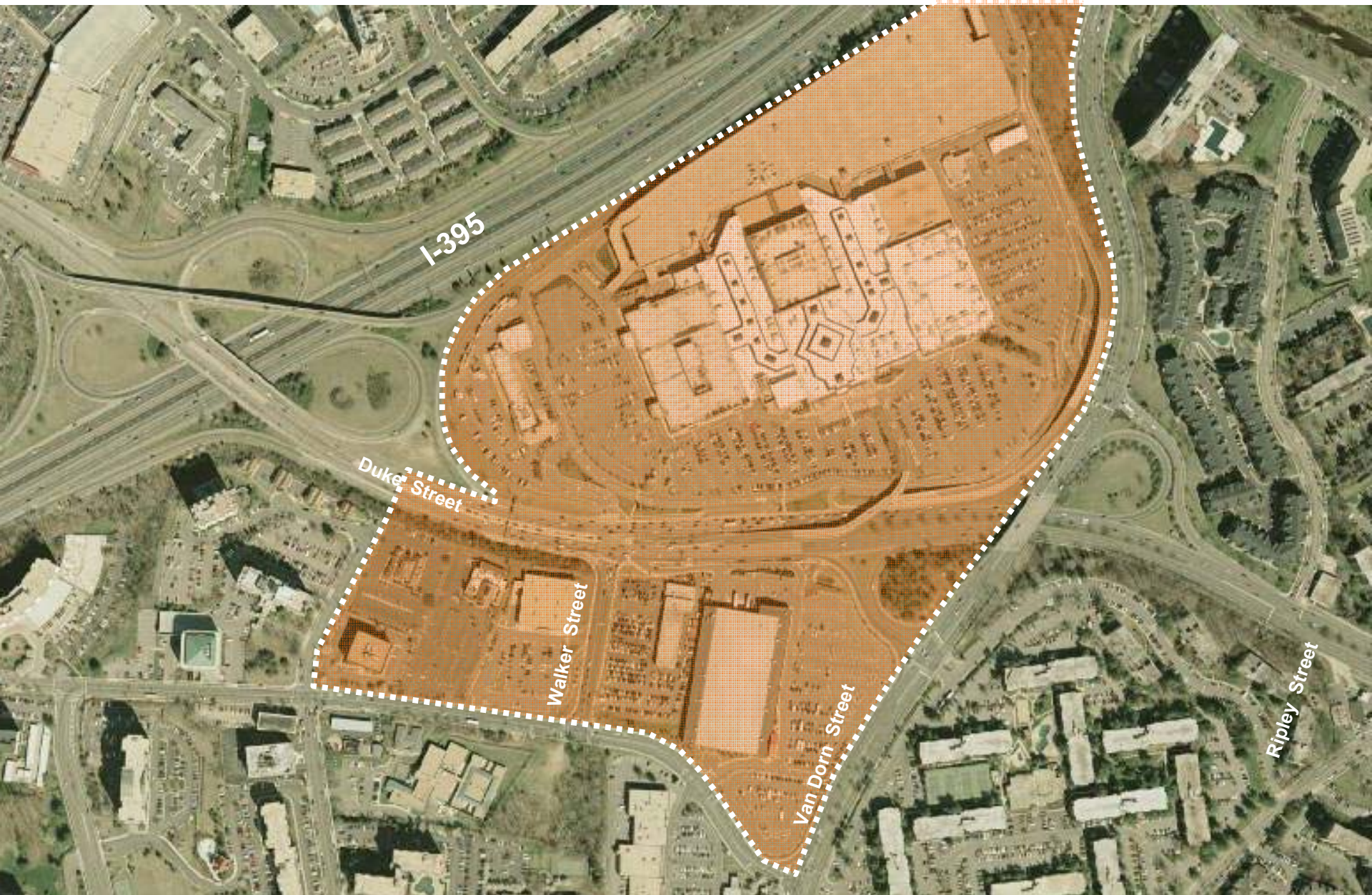
Precedent – USPTO



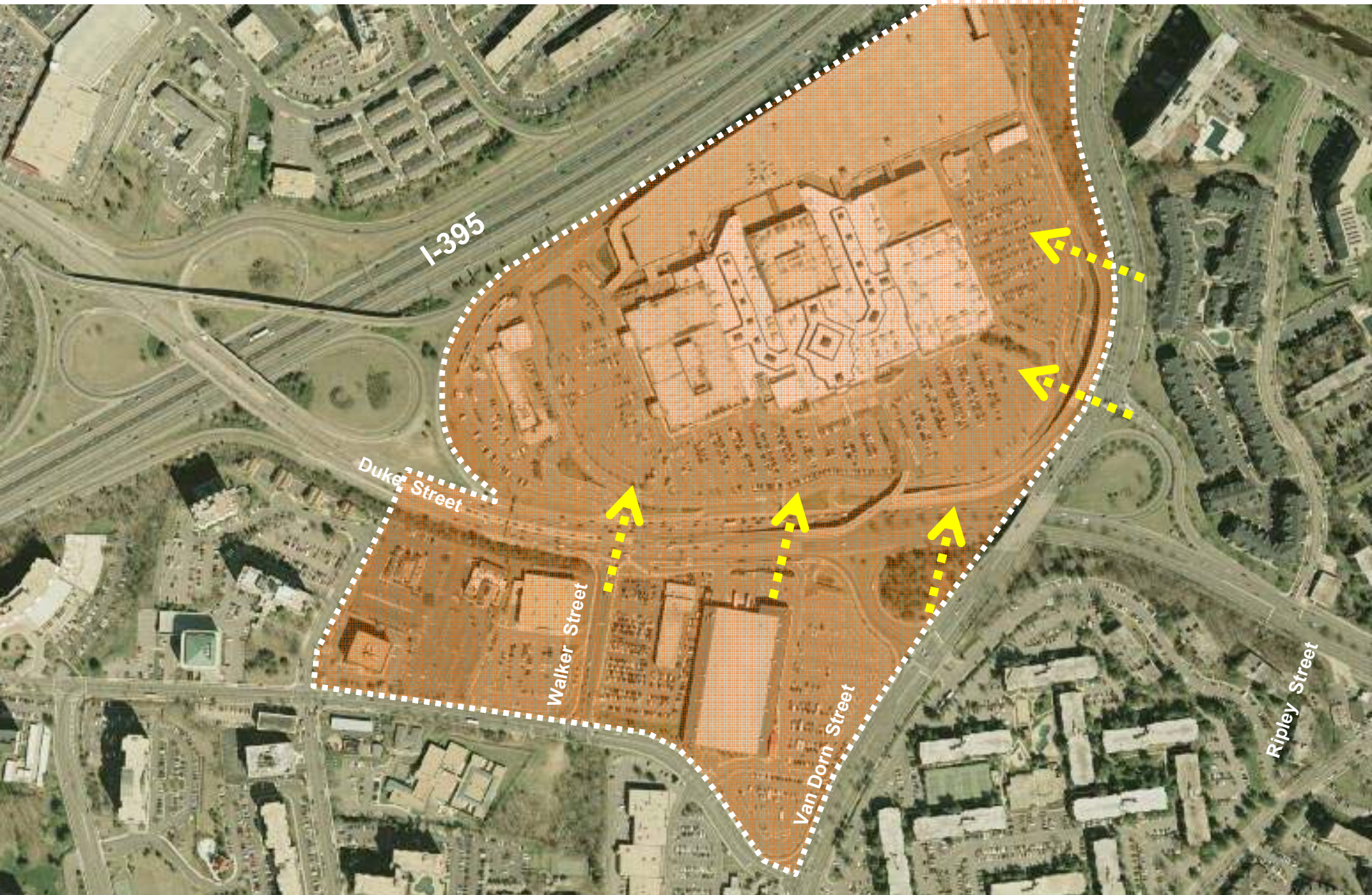
New Ideas



New Ideas – A Plan that integrates CompUSA, B.J.'s and Landmark Mall



New Ideas – Potential multimodal access at frequent, regular intervals



- Access from Duke Street
- How much, and what kind, of retail
- Mix of uses
- Transit connectivity
- Real estate market dynamics

